

# Arbor Hills Newsletter

September 2011

## Arbor Hills Annual Meeting

The Arbor Hills Annual Meeting is scheduled, per the Bylaws, for the fourth Thursday in October. We will be meeting at the Clague Media Center from 7-9pm.

**Please put October 27<sup>th</sup> on your calendar!** At the Annual Meeting, we will be reviewing what has been accomplished during 2011 to date; as well as voting on both the 2012 Budget and three open positions on the Board. Please come to the meeting and participate in the operation of Arbor Hills.

## 2012 Budget

The 2012 Budget proposes how your Association Dues will be spent and saved. A draft 2012 Budget was distributed at the August Board meeting for the review of all neighbors. That draft budget has been reviewed and discussed by the Board and a “**Final Draft 2012 Budget**” will be distributed and discussed during the September Board Meeting held on **Wednesday September 21<sup>st</sup> from 7:30 – 9:00 pm**. If you have any questions or would like a copy of the “Final Draft 2012 Budget” and cannot attend the meeting, please contact the Board at [Board@arbor-hills.org](mailto:Board@arbor-hills.org).

## Social Events

The “Music and Ice Cream” event in August concluded our series of musical events this summer. We had a wonderful turnout of neighbors coming to Kilburn Park to enjoy the music of the Pioneer Ensemble – a high school string quartet; and creating wonderful ice cream sundaes! The Board is open to suggestions for similar activities that bring neighbors together throughout the year. If you have ideas or suggestions, please contact either the Board or the Social Committee Chairperson, Mary Schaeffer-Manthey ([maryannasm@comcast.net](mailto:maryannasm@comcast.net))

## LED Light Replacement Proposal

At the August Board Meeting, the Solar Committee presented a proposal to change our expensive High Pressure Sodium (HPS) streetlights to LED. LED streetlights use less electricity, have no expected maintenance costs for the first 10 years of use or more, and provide optimal (more directed) lighting conditions. Upfront costs are expensive and would take about 7 to 8 years to recover in savings. After the initial payback period, Arbor Hills would save on electrical and repair costs each year. The Board is currently reviewing the proposal by the Solar Committee. A vote by the whole neighborhood will be done to determine whether this proposal should be pursued. The committee’s proposal is on the website for your review.

## Mailbox Replacement

Replacement mailboxes have been ordered and received. Replacement will begin shortly along with needed mailbox stand repair and repainting as needed. The Board can use all the help we can get! Please consider volunteering to help with this one specific project. If you are interested, please contact the Board at [Board@arbor-hills.org](mailto:Board@arbor-hills.org) or 734-926-8857.

## Groups Forming for Contract Work

Some homeowners have expressed the desire to group together for major contractor work such as roof replacement, sidewalk repair or other home maintenance items. It is hoped that by grouping together for these services individual homeowners would receive a lower price than if contracting individually. If you are interested in pursuing this please go to the website and sign up in the “Forum” section under “Connections”. You can also contact the Board.

## **Storm Water Appeal Resolved**

The Storm Water Appeal with the City of Ann Arbor and Arbor Hills has been resolved and everyone should have seen a credit on their last water bill. Four scenarios were offered by the City. The one chosen resulted in the least total cost paid by residents and the association. The resolution is that the impervious areas in Arbor Hills including yards, roads, sidewalks, and association common property that flow into the City storm water system were divided evenly among all neighbors. This put everyone in Arbor Hills in the tier 1 storm water rate. The credits that showed up vary by neighbor depending upon what tier rating their property was in previously. The appeal to the City of Ann Arbor started in November 2009. This timeframe was used for the credit adjustments. Going forward, the charged storm water fee will be the same for all homeowners in Arbor Hills. Additional credits can be earned by every resident by going online to the City website for storm water and signing up for Riversafe or other listed ideas (rain barrels, rain gardens, etc)

## **Committees –**

### ***Please consider volunteering!***

**Social – Chairperson Mary Sheaffer-Manthey**  
Plan events, form groups and welcome new neighbors

**Communications – Chairperson: Elaine Kennedy**  
Keep everyone informed of all neighborhood news

**Budget / Finance – Chairperson: Larry Foti**  
Review of the HOA's finances and policies

**Landscape/Architecture – Chairperson: Ig Justyna**  
Advise on operation and maintenance common areas  
Assist in maintaining the community's aesthetic goals

**Rental – Chairperson – Chuck Daniels**  
Aid those who choose to rent their homes

**Solar Energy – Chairperson – Bonnie Demetral**  
Help investigate this possibility for our neighborhood

**Bylaw – Chairperson – Tad Biskupski**  
Review our Association Bylaws and make suggestions as to how they can be updated and streamlined.

## **Board Meeting**

Regular Board Meetings are held on the Third Wednesday of the Month at Clague Middle School Media Center from **7:30 – 9:00pm**. The meetings are open to all neighbors.

## **NEXT MEETING –**

### **Wednesday – September 21st**

#### AGENDA –

- Neighborhood Maintenance Items
- Mailbox Replacement Status
- 2012 Draft Budget
- Annual Meeting preparation
- LED Light replacement status/survey

If you have any concerns, please feel free to contact the Board at [Board@Arbor-Hills.org](mailto:Board@Arbor-Hills.org).

## **Board Members & Officers**

Elaine Kennedy – President  
Deb Holmes – Vice President  
Steve Hadrill – Treasurer  
Ig Justyna – Secretary  
Winnie Song – Board Director

## **How to Contact the Board**

Email and Voice messages will be forwarded to all members of the Board. Please let us know your questions, concern or comments.

Email address: [Board@Arbor-Hills.org](mailto:Board@Arbor-Hills.org)

Phone number: (734) 926-8857

Web site: [www.Arbor-Hills.org](http://www.Arbor-Hills.org)

## **Management Company Information**

### **Select Community Management**

[Aaron Hawley, Association Manager](mailto:ahawley@thecondopros.com)  
4045 Stone School Road  
Ann Arbor, MI 48108  
[734-663-1900, ext. 233](tel:734-663-1900)  
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